

TO LET

ONE WAVERLEY PLACE UNION STREET

ST HELIER
JERSEY



REFURBISHED OFFICES TO LET

- GROUND FLOOR – 2,875 sq.ft.
- FIRST FLOOR – 3,989 sq.ft.
- SECOND FLOOR – 3,989 sq.ft.
- NEW AIR CONDITIONING, SUSPENDED CEILINGS
RAISED ACCESS FLOORS & LED LIGHTING
- BOARDROOM, MEETING ROOMS AND KITCHENS
- 6 ON SITE PARKING SPACES AVAILABLE

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LOCATION

The property is situated on the northern side of Union Street, between its junctions with Le Geyt Street and Devonshire Place.

The property is situated in an established town centre secondary office location and is within a short distance of King Street, The Royal Square and the Esplanade. Nearby buildings include Cyril Le Marquand House and The Magistrates Court.



DESCRIPTION

The ground, first and second floors are in the process of being refurbished to provide a modern, mainly open plan category A specification, with the benefit of some cellularisation including boardroom, meeting rooms, kitchens and staff break out areas. There are 6 on site car parking spaces.

The property provides an impressive entrance lobby and lift access to all floors, with each floor benefiting from excellent natural light, raised access floors, suspended ceilings with integral LED lighting, new air conditioning, double glazing, carpets and toilets on each floor.



ACCOMMODATION

The property has been measured in accordance with RICS code of measuring practice and provides the following approximate net internal floor areas:-

FLOOR	AREA SQ.FT.	AREA SQ.M.	ANNUAL RENTAL
GROUND	2,875	267.09	£57,500
FIRST	3,989	370.58	£79,780
SECOND	3,989	370.58	£79,780
TOTAL	10,853	1,008.25	£217,060



RENTAL

The premises are available at an annual rental of £20 per square foot (exclusive of GST). Two parking spaces per floor are available at an additional cost of £2,750 (exclusive of GST) per space, per annum.



AVAILABILITY

The floors are available as a whole or individually by way of internal repairing, insuring and rate paying leases, with a service charge to cover communal costs such as property management, external repair and decoration, cleaning and lift maintenance. Flexible lease lengths will be considered and incentives are available by negotiation.

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LEGAL AND PROFESSIONAL COSTS

Each party to bear their own costs, whether or not a transaction arises.



GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.

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VIEWING AND FURTHER INFORMATION

For further information, please contact the Lessor's sole letting agent.



CONTACT US

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UNION STREET
ST. HELIER
JE2 3RF

Vingtaine : de Bas du Mont-au-Pretr
Type : Commercial
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